

Site Assessment CERCLIS Data Entry/Decision Form EPA Region III

Site Name: Peeler's Cleaners Site Alias: _____
 Site ID#: 03 DSN/ State ID: _____ SSID/ Spill ID: _____ EPA ID#: _____

Site-Level Data

Modify CERCLIS Site Information: (Enter the Site or Action-Level updates required)

New Site / Add Pre-CRC Screen, Disc Date PA Start

☒ Add ☐ Edit Latitude/Longitude Values: Lat: + 38.9641 Long: - 76.9387

Non-NPL Status: (Verify with list of valid NPL/Non-NPL values) _____ Status Change Date: _____

Merge Site/Aggregate Site: _____ Parent Site ID: _____

(When merging or aggregating a site, identify Parent/Child relationship)

☒ **Final Assessment Decision (FAD)** (Can this site be Archived?) FAD Date: _____

☐ **Archive** (Check that there are No Prohibited Open Actions before Archiving) Archive Date: _____

☐ **Unarchive** (Document to Site File) Unarchive Date: _____

☐ **ERS Exclusion** (An ERS Exclusion Determination Form must be completed) ERS Exclusion Date: _____

☐ **NFFA (No Further Federal Action)** NFFA Date: _____

☐ **Special Initiatives:**

☐ Environmental Justice (EJ)

☐ Military Munitions Response Program (MMRP) (MM)

☐ RCRA Deferral: (Check One) _____ Lead Confirmed (RB) _____ New Decision (RC) _____ Further Superfund Assessment (RE)

☐ Smelter Site: (Check One) _____ Smelter Activities _____ Unrecognized Smelter per 2001 Report

Action-Level Data

Remedial Site Assessments (RSAD/GPRA Target)

Action Name	Lead	Start Date	Compl.Date	Qualifier
*Completion dates entered on the Actions designated below will count towards the RSAD GPRA target.				
*If referred from Removal Program to SA, Discovery date is the date the Referral Decision is made.				
Pre-CERCLIS Screening (HX)	<input checked="" type="radio"/> EP FF S TR	<u>2/24/12</u>	<u>2/24/12</u>	
Preliminary Assessment (PA)	<input checked="" type="radio"/> EP S SN TR	<u>2/24/12</u>	/ /	AC A D F G H L N W DN B SA
Site Inspection (SI)	F EP S TR	/ /	/ /	AC A D F G H L N W DN B SA
Expanded Site Inspection (ESI)	F EP S TR	/ /	/ /	AC A D F G L N W DN B SA
ESI/RI (SS)	F EP MR PS RP S SN TR	/ /	/ /	AC A D F G L N W DN B SA
HRS Package (HR)	F EP FF S TR	/ /	/ /	AC D F N O W DN SA
Site Reassessment (OO)	F EP S TR	/ /	/ /	AC A D F G H L N W DN B SA
Fed Fac PA Review (RX)	F EP S TR	/ /	/ /	AC A D H L N DN B SA
Fed Fac SI Review (TY)	F EP S TR	/ /	/ /	AC A D H L N DN B SA
Fed Fac ESI Review (TZ)	F EP S TR	/ /	/ /	AC A D G L N DN B SA
Discovery (DS)	<input checked="" type="radio"/> EP FF S TR		<u>2/24/12</u>	
State Deferral (AQ)	SD	/ /	/ /	RS RT
Referred from RCRA (XR)	F EP	/ /	/ /	FN
Other Cleanup Activity (VA) (Enter Subaction below)	FF SR PS RP SE S SN TR	/ /	/ /	A D F H L N W DN B
(For OCA Start, please check FAD box and add FAD date)				
<input type="checkbox"/> Comprehensive Site Investigation	<input type="checkbox"/> Remedy Selection	<input type="checkbox"/> Construction	<input type="checkbox"/> Trip Report	/ / / / H L
<input type="checkbox"/> Post-Construction Maintenance	<input type="checkbox"/> Design	<input type="checkbox"/> Short Term Cleanup	<input type="checkbox"/> Work Plan Submitted	
Laboratory Support (LA) (add only when using START Contract)	F EP FF MR SR PS RP SD S SN TR	/ /	/ /	
Start Date - date site is initiated Completion Date - date site is Archived				

<u>Jan P. Shaw</u> Site Assessment Manager (SAM) Signature	<u>3/6/12</u> Date
Site Assessment Branch Chief Signature	Date
SA Data Entry/Report QA/QC Signature	
Date	
GPRA/CERCLIS Data Quality Coordinator (DQC) Signature	
Date	



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Secretary

Anthony G. Brown
Lieutenant Governor

February 24, 2012

Ms. Lorie Baker
Maryland Project Officer
U.S. Environmental Protection Agency
Region III
Site Assessment and Non-NPL Federal Facilities Branch (3HS12)
1650 Arch Street
Philadelphia, PA 19103-2029

Re: Site Discovery forms and Pre-CERCLIS Screening Report

Dear Ms. Baker:

Enclosed are the Site Discovery forms and the Pre-CERCLIS Screening Report for the Peeler's Cleaners site drafted by the Maryland Department of the Environment's CHS Enforcement Division (MDE). The report addresses a site identified in the *Maryland Dry Cleaners Initiative Report*.

The objectives of the Pre-CERCLIS screenings are to categorize those sites identified in recent site initiatives which, (1) may need further investigation, and (2) need no further investigation. MDE performed screenings for the site and determined that there is sufficient cause to proceed with further investigation.

The enclosed Pre-CERCLIS Screening Report is submitted in accordance with the current cooperative agreement. If you have any questions concerning this matter, please contact me at (410) 537-3440.

Sincerely,

Phillip Anderson, Project Manager
Brownfields/Site Assessment Section

Enclosure

cc: Mr. Horacio Tablada
Mr. James Carroll
Mr. Art O'Connell
Ms. Peggy Smith

United States Environmental Protection Agency		POTENTIAL HAZARDOUS WASTE SITE SITE IDENTIFICATION ("DISCOVERY")			I. IDENTIFICATION	
		01 ST		02 SITE NUMBER		
II. SITE NAME AND LOCATION						
01 SITE NAME (Legal, common, or descriptive name of site)			02 STREET, ROUTE NUMBER, OR SPECIFIC LOCATION IDENTIFIER			
Peeler's Cleaners			6227 Baltimore Ave			
03 CITY			04 ST	05 ZIP CODE	06 COUNTY	
Riverdale			MD	20737	Prince George's	
					07 CO CODE	
					08 CONG DIST	
					5	
09 DIRECTIONS TO SITE (Starting from nearest public road; enter up to 4 lines of text)						
The site is located on the southeastern side of the intersection of Baltimore Ave (Md. Route 1) and East West Hwy (Md. Route 410) at 6227 Baltimore Ave.						
III. RESPONSIBLE PARTIES						
01 OWNER (If known)			02 STREET (Business, residential, mailing)			
Kreitz Corporation			141 Kratz Rd			
03 CITY			04 ST	05 ZIP CODE	06 TELEPHONE NUMBER	
Birdsboro			PA	19610	unknown	
07 OPERATOR (If known and different from owner)			08 STREET (Business, residential, mailing)			
Wells Fargo Bank			6227 Baltimore Ave			
09 CITY			10 ST	11 ZIP CODE	12 TELEPHONE NUMBER	
Riverdale			MD	20737		
13 TYPE OF OWNERSHIP (Mark one; use "insert" mode)						
<input type="checkbox"/> A. PRIVATE <input type="checkbox"/> B. FEDERAL (Agency name): _____ <input type="checkbox"/> C. STATE <input type="checkbox"/> D. COUNTY <input type="checkbox"/> E. MUNICIPAL <input checked="" type="checkbox"/> F. OTHER (Specify): <u>corporation</u> <input type="checkbox"/> G. UNKNOWN						
IV. HOW IDENTIFIED						
01 DATE IDENTIFIED		02 IDENTIFIED BY (Mark all that apply; use "insert" mode)				
June 2008		<input type="checkbox"/> A. CITIZEN COMPLAINT <input type="checkbox"/> B. INDUSTRY <input checked="" type="checkbox"/> C. STATE/LOCAL GOVERNMENT <input type="checkbox"/> D. AERIAL RECONNAISSANCE <input type="checkbox"/> E. RCRA INSPECTION <input type="checkbox"/> F. SURFACE IMPOUNDMENT ASSESSMENT <input type="checkbox"/> G. OTHER EPA IDENTIFICATION <input type="checkbox"/> H. OTHER (Specify): _____				
(Month/Day/Year)						
V. SITE CHARACTERIZATION						
01 TYPE OF SITE (Mark all that apply; use "insert" mode)						
<input checked="" type="checkbox"/> A. STORAGE <input checked="" type="checkbox"/> B. TREATMENT <input type="checkbox"/> C. DISPOSAL <input type="checkbox"/> D. UNAUTHORIZED DUMPING <input type="checkbox"/> E. OTHER (Specify): _____						
02 SUMMARY OF KNOWN PROBLEMS (Provide narrative description; enter up to 6 lines of text)						
03 SUMMARY OF ALLEGED OR POTENTIAL PROBLEMS (Provide narrative description; enter up to 5 lines of text)						
The facility has operated as a dry cleaner for over 50 years. The potential exists for the release of chlorinated solvents into the environment (soils and groundwater beneath the site and vapor intrusion into the indoor air of nearby residences).						
VI. INFORMATION AVAILABLE FROM						
01 CONTACT		02 OF (Agency/Organization)		03 TELEPHONE NUMBER		
Phillip Anderson		MDE/LMA/LRP		410 537-3440		
04 PREPARED BY		05 AGENCY	06 ORGANIZATION	07 TELEPHONE NUMBER	08 DATE (Month/Day/Year)	
Phillip Anderson		MDE	LRP	410 537-3440	2/24/2012	

Locational Data (please enter either format and WasteLAN will convert what is entered into the second format)

Latitude: 38.9641° **Longitude** -76.9387° **Format** ☐ Degrees Minutes Seconds ☒ Decimal

Accuracy Meters+/- : 3 feet **Collection Date** :2 /23 / 2012 **Reference Datum:** NAD27 NAD 83 OTHER UNKNOWN **WGS84**

Collection Method (Select one from below)

- | | |
|---|---|
| <input type="checkbox"/> Address Matching – House Number | <input type="checkbox"/> Interpolation – Digital Map Source (TIGER) |
| <input type="checkbox"/> Address Matching – Block Face | <input type="checkbox"/> Interpolation – Map |
| <input type="checkbox"/> Address Matching – Street Centerline | <input type="checkbox"/> Interpolation – Photo |
| <input type="checkbox"/> Address Matching – Nearest Intersection | <input checked="" type="checkbox"/> Interpolation – Satellite |
| <input type="checkbox"/> Address Matching – Primary Name | <input type="checkbox"/> Interpolation – Other |
| <input type="checkbox"/> Address Matching – Digitized | <input type="checkbox"/> Interpolation – MSS |
| <input type="checkbox"/> Address Matching – Other | <input type="checkbox"/> Interpolation – SPOT |
| <input type="checkbox"/> Census Block – 1990 – Centroid | <input type="checkbox"/> Interpolation – TM |
| <input type="checkbox"/> Census Block Tract – 1990 – Centroid | <input type="checkbox"/> Loran C |
| <input type="checkbox"/> Census Block Tract – Other | <input type="checkbox"/> Public Land Survey – Quarter Section |
| <input type="checkbox"/> GPS Carrier Phase Static Relative Position | <input type="checkbox"/> Public Land Survey – Footing |
| <input type="checkbox"/> GPS Carrier Phase Kinematics Relative Position | <input type="checkbox"/> Public Land Survey – Eighth Section |
| <input type="checkbox"/> GPS Code (Pseudo Range) Differential | <input type="checkbox"/> Public Land Survey – Section |
| <input type="checkbox"/> GPS Code (Pseudo Range) Precise Position | <input type="checkbox"/> Public Land Survey – Sixteenth Section |
| <input type="checkbox"/> GPS Code (Pseudo Range) Standard Position (SA On) | <input type="checkbox"/> Classical Surveying Techniques |
| <input type="checkbox"/> GPS, with Canadian Active Control System | <input type="checkbox"/> Zip Code – Centroid |
| <input type="checkbox"/> GPS, Unspecified | <input type="checkbox"/> Zip Code +2 Centroid |
| <input type="checkbox"/> GPS Code (Pseudo Range) Standard Position (SA Off) | <input type="checkbox"/> Zip Code +4 Centroid |
| | <input type="checkbox"/> Unknown |

Source Map Scale

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> 1:10,000 | <input type="checkbox"/> 1:62,500 |
| <input type="checkbox"/> 1:12,000 | <input type="checkbox"/> 1:63,360 |
| <input type="checkbox"/> 1:15,800 | <input type="checkbox"/> 1:100,000 |
| <input type="checkbox"/> 1:20,000 | <input type="checkbox"/> 1:250,000 |
| <input type="checkbox"/> 1:24,000 | <input type="checkbox"/> 1:500,000 |
| <input type="checkbox"/> 1:25,000 | <input type="checkbox"/> None |
| <input type="checkbox"/> 1:50,000 | <input type="checkbox"/> Other |
| | <input checked="" type="checkbox"/> Unknown |

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Phill Anderson
(Name/Title)

2/23/12
(Date)

MDE/LRP 1800 Washington Blvd., Baltimore MD 21230
(Address)

410-537-3440
(Phone)

panderson@mde.state.md.us
(E-Mail Address)

Site Name: Peeler's Dry Cleaners

Previous Names (if any): Mercury Cleaners

Site Location: 6227 Baltimore Avenue
(Street)

Riverdale, Prince George's County, MD 20737
(City)

Latitude: 38.9641° N **Longitude:** -76.9387° E

Complete the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred EPA approved risk assessment completed) ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary:

Site Name: Peeler's Dry Cleaners

	Y	N	N/A
Flagged in an initiative report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WHPA in or within ¼ mile of site (groundwater threat)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proximity to residences/businesses (indoor air threat)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site info found in ARMA files?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site info found in Hazardous Waste files?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site info found in Solid Waste files?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did ARMA, HW, or SW files indicate the potential for a release of hazardous substances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public or domestic wells within ¼ mile of site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other potential targets (surface water bodies, sensitive populations) which might be exposed to hazardous substances from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Satellite map showing street names attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTES: Peeler's Dry Cleaners was identified in MDE's June 2008 Maryland Dry Cleaner Initiative Report as a Level II Priority dry cleaning operation (Level II = operated >50 years). The nearest residence is located approximately 250 feet north of the former Peeler's Dry Cleaners site. MDE's ARMA files for the site were sent to Jessup for storage on April 6, 2000 and destroyed on January 1, 2009. MDE's HW Program's files indicate the facility was issued a corrective action on January 22, 1988 for failure to report disposal of any hazardous wastes. The facility generated >200 pounds of waste per month (petroleum naphtha combustibles and perchloroethylene. EPA Enviromapper internet search reveals that the facility shut down sometime prior to August 1996.

Site Determination: ☒ Enter the site into CERCLIS. Further assessment is recommended.

☐ The site is not recommended for placement into CERCLIS.

☐ More Information Needed.

DECISION/DISCUSSION/RATIONALE:

The former Peeler's Cleaners site was identified in the June 2008 Maryland Dry Cleaner Initiative report as a Priority Level II dry cleaner (a dry cleaner that was in operation > 50 years). The site operated from sometime prior to 1948 through sometime prior to January 22, 1988 (although the site appears on MDE's ARMA list of 2007 permitted facilities). The ARMA file was sent to the Jessup storage facility on April 6, 2000 and destroyed on January 1, 2009. The facility also operated as a "Plant" according to the 1948 Prince George's County telephone book advertisement for the facility.

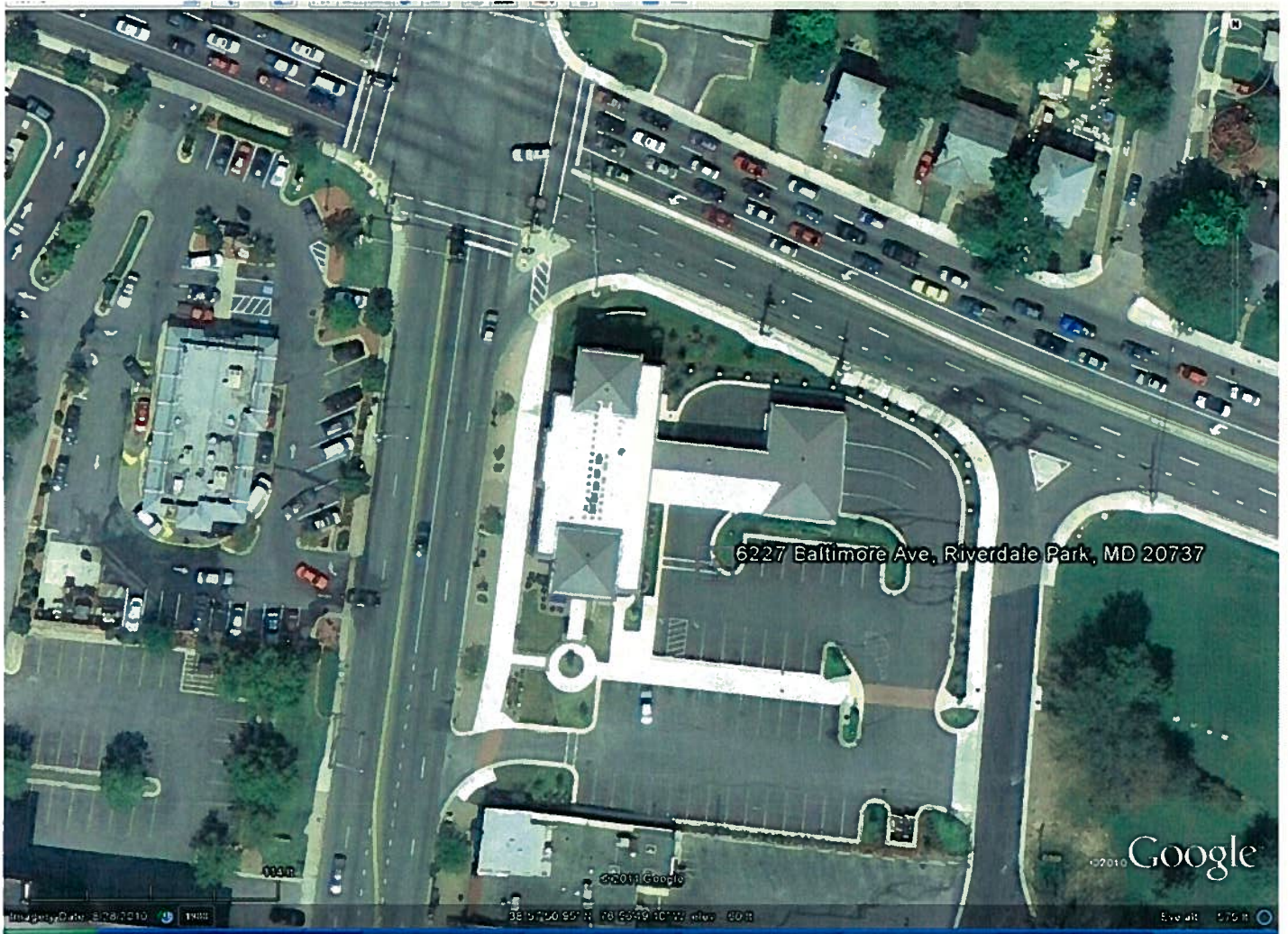
A January 22, 1988 Department of Health and Mental Hygiene inspection revealed that the facility generated >200 pounds of waste naphthalene combustibles and perchloroethylene and that at the time of that inspection, the site was officially closed. EPA's Enviromapper website indicates that the facility closed sometime prior to August 1996.

A historic aerial photograph review indicates that the former dry cleaner building was demolished sometime after December 11, 2002. A May 9, 2005 aerial photograph shows the site leveled and the building razed. Construction of the current Wells Fargo Bank was completed sometime prior to the August 28, 2010, as shown in the August 28, 2010 aerial photograph.

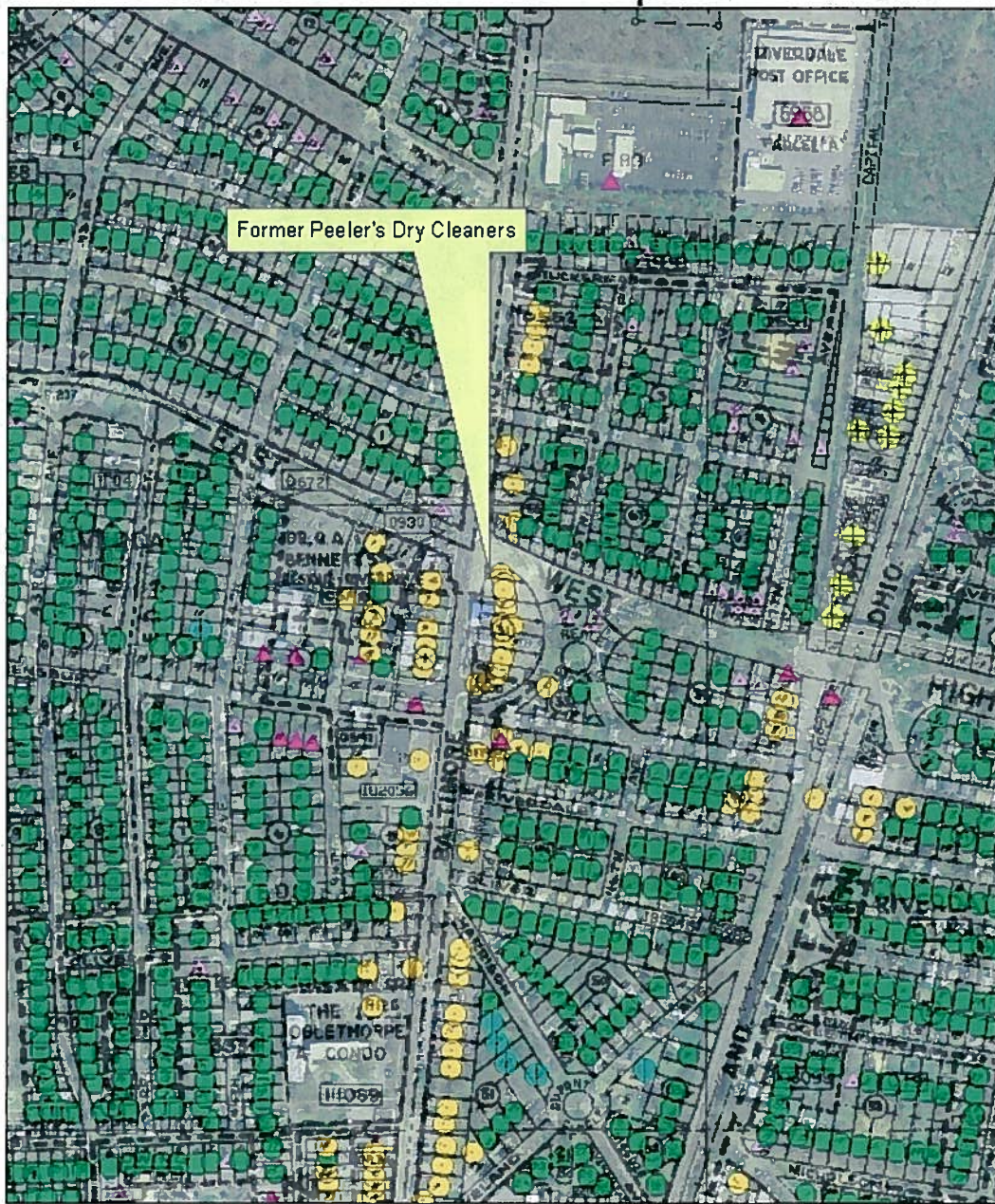
Although the former dry cleaning facility was razed and a new building erected and nearly the entire parcel covered in new asphalt, prior practices may have resulted in a release of perchloroethylene thereby creating a potential vapor intrusion threat to the current building workers. Therefore MDE is recommending that Peeler's Cleaners be entered into CERCLIS for further assessment of potential indoor air threats potentially caused by former dry cleaning operations.

This is a detailed map of the Washington, D.C. metropolitan area. The map shows the Potomac River flowing along the western edge, with the city of Washington, D.C. located on the eastern shore. Major highways are depicted in orange and yellow, with route numbers in white circles. Numerous suburbs and towns are labeled, including Silver Spring, Gaithersburg, Rockville, and Arlington. The map also shows various parks, golf courses, and other landmarks. A scale bar at the bottom left indicates 2 miles and 2 kilometers. A legend at the bottom right shows the map data is from 2012 and includes a link to Google Maps.

August 29, 2010 Aerial View



Prince George's County Tax Map 42 Landuse Map



Legend 0.2 0.1 0 0.2 Miles

- Commercial
- ▲ Exempt (e.g., churches)
- ▲ Exempt Commercial
- ✚ Industrial
- ◆ Apartments
- Residential
- Residential Commercial
- Town House



Cropped Washington East Quadrangle 7.5 minute Topographic Map

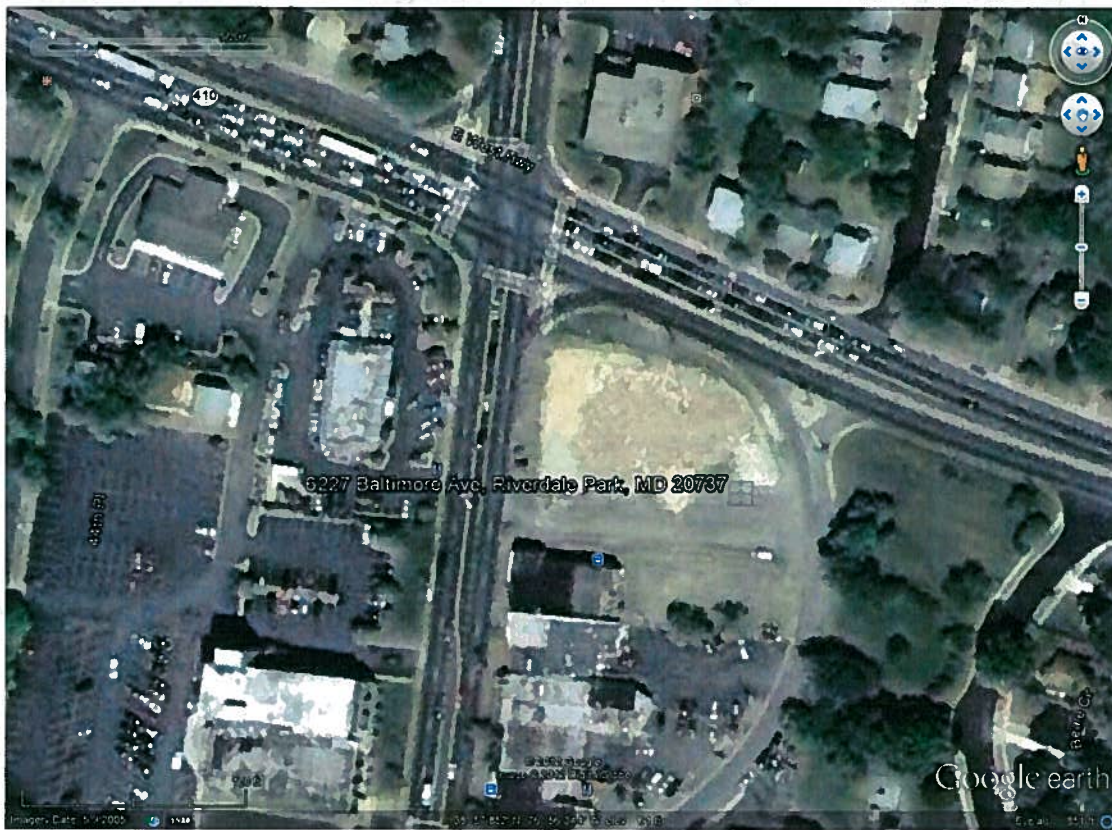


0.2 0.1 0 0.2 Miles





December 11, 2002 aerial photo.



May 2005 aerial view showing the razed site.



Google Earth street view of the construction of the new Wells Fargo Bank building (*circa 2009??*).



February 21, 2012 photograph along Baltimore Avenue facing north.



February 21, 2012 photograph along Beale Circle facing west.



February 21, 2012 photograph from the intersection of East West Hwy (Rt. 410) and Baltimore Ave, facing southeast. Although the sign indicates office space is available, the bank was open and business was brisk on the day of the windshield survey (Feb. 12, 2012).